Karen Johnson Davidson County
Batch# 933653 DEEDQC
10/25/2022 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221025-0115760

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
BCWJW LLC 1321 Stratford Avenue Nashville, TN 37216	New Owner	061-06-0-157.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Music City Rental Holdings, LLC, a Tennessee limited liability company**, by these presents does hereby quitclaim and convey unto **BCWJW LLC, a Florida limited liability company**, its heirs, successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Easterly portion of Lots Nos. 126 and 127 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page (s) 77 and 78, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point where the Westerly margin of Edwards Avenue intersects the Southerly margin of Maplewood Lane; thence Westerly along the Southerly margin of Maplewood Lane 157.2 feet to point; thence Southwardly 162.5 feet to a point; thence Eastwardly 150 feet to a point on the Westerly margin of Edwards Avenue; thence along said margin of said Avenue, Northwardly 195.8 feet to the point of beginning.

Being the same property conveyed to Edmund J. Ullrich and wife, Edna Ullrich by Warranty Deed from Mae C. Rawls, as Surviving Tenants by the entireties of record in Book 4102, Page 861, Register's Office for Davidson County, Tennessee, dated February 08, 1967 and recorded on February 14, 1967.

The said Edmund J. Ullrich died on October 13, 1992, leaving Edna Ullrich as surviving tenants by the entirety.

The said Edna Roberta Boyte fka Edna Ullrich died on March 27, 2020, by the last Will and Testament of Edna Roberta Boyte, the subject property was devised to Edmund John Ullrich, Jr. and Roberta Corinne White.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Edmund John Ullrich, Jr. and Roberta Corinne White of record in Instrument No. 20220427-0048529 Register's Office for Davidson County, Tennessee, dated April 19, 2022 and recorded on April 27, 2022.

Being the same property conveyed to Music City Rental Holdings LLC by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20220503-0051357 Register's Office for Davidson County, Tennessee, dated April 19, 2022 and recorded on May 03, 2022.

Being also known as 718 Maplewood Lane, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 21st day of October, 2022.

Affiant

My commission expires: 3·3·25
(Affix Seal)

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 21st day of October, 2022.

Music City Rental Holdings, LLC

By: _____
Barbara C. Weiss, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara C. Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Music City Rental Holdings, LLC, a Tennessee Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of October, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 25, 2022 (date of document).

Affiant Signature

October 25, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023